091.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	533,600 / 533,600
					USE VALUE:	533,600 / 533,600
					ASSESSED:	533,600 / 533,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		ROCKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GILBERT VANCE/DILL DEBORAH
Owner 2:	
Owner 3:	
Street 1:	17 ROCKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC DONALD ELSIE -
Owner 2:	-
Street 1:	17 ROCKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .08 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 1250 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3468.000	166,800		366,800	533,600
Total Card	0.080	166,800		366,800	533,600
Total Parcel	0.080	166,800		366,800	533,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.88 /Parcel: 426.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 59037

GIS Ref

GIS Ref

Insp Date 04/09/09

!7441!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	166,800	0	3,468.	366,800	533,600		Year end	12/23/2021
2021	101	FV	160,700	0	3,468.	366,800	527,500		Year End Roll	12/10/2020
2020	101	FV	160,700	0	3,468.	366,800	527,500	527,500	Year End Roll	12/18/2019
2019	101	FV	146,900	0	3,468.	372,100	519,000	519,000	Year End Roll	1/3/2019
2018	101	FV	146,900	0	3,468.	277,700	424,600	424,600	Year End Roll	12/20/2017
2017	101	FV	146,900	0	3,468.	251,500	398,400	398,400	Year End Roll	1/3/2017
2016	101	FV	146,900	0	3,468.	241,100	388,000	388,000	Year End	1/4/2016
2015	101	FV	146,100	0	3,468.	204,400	350,500	350,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:34:43

LAST REV

Date	Time
04/16/09	15:00:27
hchinal	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7441

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC DONALD ELSIE	32154-237		12/19/2000	Family	285,500	No	No		
MC DONALD SAMUE	31680-13		8/3/2000	Family		No	No	4	
	8129-32		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	59037
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2001	12	Alterati	4,200	C				NEW DOORS/WINDOWS-

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2009	Measured	197	PATRIOT
3/26/2001	MLS	MM	Mary M
3/14/2000	Meas/Inspect	263	PATRIOT
8/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3468		Sq. Ft.	Site		0	70.	1.51	5									366,827						366,800	

Total AC/HA:	0.07961	Total SF/SM:	3468	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	366,827	Spl Credit		Total:	366,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	yelllow		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	133.650
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	241706
Depreciation:	74929
Depreciated Total:	166777

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

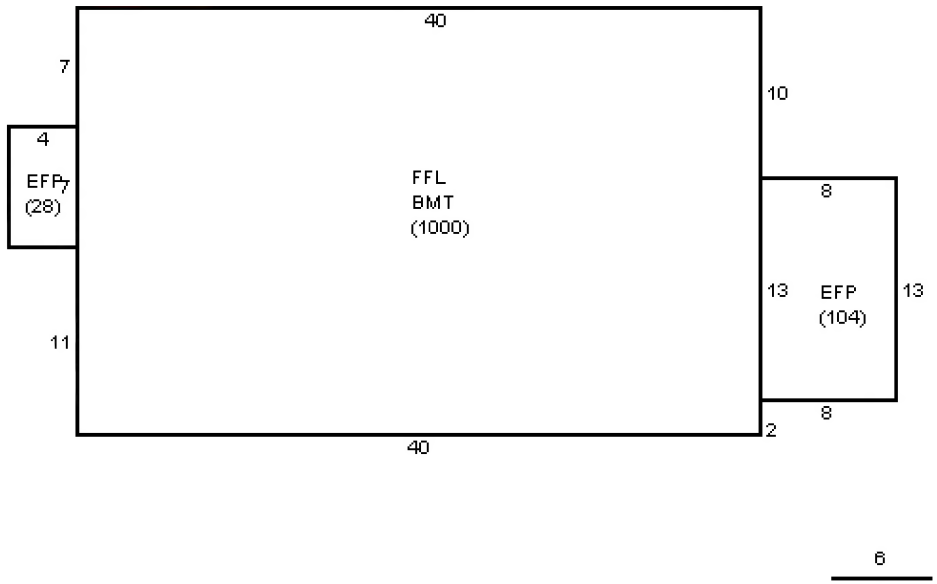
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.65
Special Features:	0	Val/Su Net:	78.24
Final Total:	166800	Val/Su SzAd	166.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,000	43.300	43,303
FFL	First Floor	1,000	133.650	133,650
EFP	Enclos Porch	132	47.370	6,253
	Net Sketched Area:	2,132	Total:	183,206
Size Ad	1000	Gross Area	2132	FinArea 1250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc